

CHAPTER 10

RESIDENTIAL DEVELOPMENT

Farmington City is made up, primarily, of single family homes and open agricultural properties. Current statistics show that nearly 90% of all dwelling units in Farmington are single-family homes. Comments received by City officials in public hearings, meetings, and neighborhood surveys, over the past several years, indicate that the desire of most Farmington residents is to maintain, as much as possible, this low density, rural residential atmosphere. It is the premise of this Plan that:

- a. Growth, if not controlled, may irreversibly change the rural/residential atmosphere that has been established in Farmington and is becoming more and more scarce throughout the nation
- b. Uncontrolled growth will place an undue burden on the infrastructure for providing essential public services creating undue expense for replacement and extension of such infrastructure; and
- c. Uncontrolled growth will have a negative impact on the public safety of the City's residents.

For these reasons it is one of the primary goals of the General Plan to continue to encourage low density, rural-residential development in the City through standards for larger lot sizes, preservation of significant open space, and encouragement of new development which is integrated with existing development and which makes the most efficient use of existing infrastructure.

While low density, single-family residences are most preferred in Farmington, a few areas may be appropriate for some limited higher density residential development. The City should provide in its General Plan for a range of residential densities. Higher density development should be limited to those areas that are adjacent to commercial properties, and along high volume traffic corridors, where they can more easily be designed to buffer the impacts of these more intense land uses from lower density residential neighborhoods. Preference should be given to privately owned condominium or planned unit development projects over other types of multiple unit development. Rental units should be limited to duplexes, triplexes, and four-plexes. For the purpose of this General Plan, "multiple-family" refers to a single building containing two or more dwelling units.

In those limited areas where the General Plan recommends such developments, multiple-family residential developments should be compatible with the surrounding area, not negatively impact neighboring residential areas, and conform to strict design and buffering criteria established for such developments.

RESIDENTIAL DEVELOPMENT IN SENSITIVE AREAS

The hillsides and canyons should be protected from uncontrolled development to insure retention of the natural slopes, and vegetation. These areas are frequently sites of geologic, and other natural resources and natural hazards, which should be identified and accommodated as residential development occurs. Other areas that should be protected from development include flood plains, the Great Salt Lake, groundwater protection recharge areas, wetlands, areas identified in Chapter 5, and other sensitive areas. Some of Farmington City's sensitive areas are delineated on the City Resource and Site Analysis Plan, dated April 1999 hereby adopted by reference as part of this plan. All sensitive areas must be recognized in the site plan approval and subdivision development processes of the City.

Residential development adjacent to commercial, industrial transportation and institutional land uses, should be afforded protection from the impacts associated with those uses. Residential areas should be buffered from the visual, lighting, and noise impacts that can result from living next door to a commercial, institutional, transportation, or industrial uses.

HOUSING POLICIES

Farmington City should not allow racial, ethnic, or religious discrimination in the provision and procurement of decent housing in the City.

Farmington City should assure the orderly growth of housing for future population through identification of optimum locations for housing development and provision of City services as required.

Farmington City should require safe building development, and rehabilitation of existing housing through adoption, and adherence to building codes, and housing standards.

Farmington City should accommodate the use of advanced housing construction techniques, which promote energy conservation, and of new cost-effective housing concepts.

Recommendations:

1. Residential Densities: The General Plan classifies residential uses based on density ranges. Density is calculated according to the number of dwelling units per gross acre of ground upon completion by the developer of a [Subdivision Yield Plan] acceptable to the City which demonstrates the maximum number of lots possible after sensitive areas discussed above and street rights-of-way and other areas necessary for public improvements have been identified and excluded. All references to minimum lot size are primarily intended for Subdivision Yield Plan purposes. The City should consider smaller lot sizes only if appropriate conservation planning criteria are applied consistent with recommendations contained herein. Density classifications for Farmington City should be established as follows:

<u>Minimum Lot Size for Subdivision Yield Plan Purposes Only</u>	<u>Lot Size</u>
Five Acre and above	Very Low Density
Less than five acres but greater than or equal to 20,000 s.f.	Rural Residential Density
Less than 20,000 s.f. but greater than or equal to 15,000 s.f.	Low Density
Less than 15,000 s.f. But greater than or equal to 8,000 s.f.	Medium Density
Less than 8,000 s.f.	High Density

2 Density definitions in the Zoning Ordinance should be amended to be consistent with the General Plan.

- 3 The designation of "very low density" residential should be applied to
- a environmentally sensitive areas such as flood plains, wetlands, debris flow areas, and areas within 100 feet of a stream channel;
 - b all land above an elevation 5300 feet above sea level;
 - c all developable public lands and any and all public lands converted to private ownership after 1998; and

d. all land below an elevation of 4218 above sea level.

4. The designation of "rural residential density" (1/2 acre minimum lot size) should generally be applied to all land between I-15 and elevation 4218 in West Farmington in order to reflect and preserve the existing development pattern and character of that area.

5. In the Foothill Overlay Zone, lots in 20%-30% slope districts should be required to have a larger area than would ordinarily be permitted in the underlying zone. The suggested minimum lot size in these districts is 1/2 acre. In addition, all future zone changes to single-family residential designations in the foothill zone should be to zones which require a lot size of not less than 10,000 square feet.

6. All land not specifically designated otherwise should be designated low density residential.

7. Those areas of the City which are zoned R-2 but have been developed as predominately single-family residential areas should be down-zoned to RS.

8. In the older residential neighborhoods of Farmington, promote maintenance and preservation of historic homes. Encourage new construction to be architecturally compatible with existing structures.

9. Promote neighborhood pride and appearance by:

- a. developing street tree planting and front yard landscaping either through amendments to the Subdivision Ordinance or through voluntary programs;
- b. amending the Zoning Ordinance to prohibit long term storage of recreational vehicles, trailers, boats, camper shells, etc. in the front yard setback and encourage them to be stored in areas that are not visible from the street;
- c. requiring that the minimum required parking for new residential construction or modifications to existing residential uses be out of the front yard setback and/or in an enclosed building in order to preserve the driveway for temporary and visitor parking and reducing parking on the street;
- d. amending the Subdivision Ordinance to require subdividers to install adequate street lighting in new subdivisions;

- e. continuing to sponsor annual or semi-annual City-wide cleanup campaigns in which the City will pickup and dispose of debris collected by property owners.

10. The designation "medium density" residential should only be applied to the following areas:

- a. Existing twin home or condominium developments which include, but are not limited to, Lupine Village Phase I, Aegean Village, Woodridge Twin Homes, Oakridge Condominiums, and Stoney Brook Subdivisions;
- b. Areas north of the commercial development at Shepard Lane and Highway 89 which could serve as a buffer between commercial development and lower density residential uses;
- c. areas presently zoned for multiple-family residential use in which medium density development currently exists.

11. In all zones where multiple-family residential uses are permitted they should be permitted only as Conditional Uses which will give the Planning Commission the opportunity to thoroughly evaluate a proposed development in a public hearing.

12. The Site Development Chapter of the Zoning Ordinance should be reviewed and, if necessary, amended to insure adequate buffers between higher density uses and lower density uses.

13. Scattered areas of R-4 and R-8 zoning, if developed, should be rezoned to reflect the actual use of the property and, if undeveloped, could be rezoned to a low density designation if compatible with other recommendations of this Plan.

